LANDLORDS CHECKS FOR CHANGE OF TENANT

Property	Landlord:-

FIRE PROTECTION

Location	Replacement Date	Battery Date	Test Operation

Some smoke detectors either have an expiry or a manufactured date marked on the side or inside beside the battery . Smoke detectors should be replaced after 10 years of manufacture. Also may be prudent and cost effective to replace the battery every 2 years with good quality long life batteries.

CO2 Protection

Location	Expiry Date	Battery Date	Test Operation

It may be prudent and cost effective to replace the batteries every 2 years with good quality long life batteries

RCD Safety Breaker Checks

RCD 1 (A Right hand side)		RCD 2 (B Left hand side)	
Test Button		Test Button	

The test on these breakers should be operated quarterly and some properties may only have one RCD

Legionella Checks

Hot water temperature after 2 minutes	oC	>50oC	Yes / No
Cold water temperature after 2 minutes	oC	< 20oC	Yes / No

These checks should be completed using a BS thermometer and a stopwatch and test should be complete on the taps furthest away from the combi boiler for hot water check and Main stopcock for the cold water check

Shower head checks

Shower location		Hose and head cleaned Yes / No
Shower location		Hose and head cleaned Yes / No

Shower head and hose should be disconnected from the shower and steeped in a bucket of cold water with a bleach solution and left for 10-15 minutes.

Vacant property flush through cycle

Length of period of empty property	
Date of flushing	
Entry date of new tenants	

Flushing should commence at the taps furthest away from the combi boiler and the cold water stopcock. It also may be prudent at the same time to record the water temperatures as per Legionella checks

Note:-

Print Name	Signature	Date